Attachment O

(Rider No. 1-Fire Life Safety)

to

Lease No. GS-11B-02178

Rider #1
Lease No. GS-11B-02178
Fire Protection & Life Safety

Lessor shall ensure and provide as necessary at Lessor's expense, all Fire and Life Safety improvements of this SFO to ensure that the building meets all applicable local and national codes, including NFPA 101. Without limiting the foregoing, Lessor agrees to make improvements specified as part of the Fire Life Safety Evaluation (Attachment C to the Lease) and as recommended by GSA fire safety review, including the following:

1. Fire Alarm system shall be voice communication. Audio notification devices should be speakers or strobe/speaker combinations.

2. Ensure Stairs 1 & 3 discharge into fire rated exit passageways that discharge directly outside.

3. Ensure tenant space design do not create dead ends or a common path of travel.

All improvements must be made prior to the Government's acceptance of space. Lessor shall provide proof that the Fire Protection Engineer who completed the Fire Life Safety Evaluation has verified that the foregoing items have been corrected within 90 days following occupancy.

LESSOR _____ GOV'T _____

Attachment P

(Replacement Window Product Specification)

to

Lease No. GS-11B-02178

SOLARBAN z50
Solar Control Low-E Glass

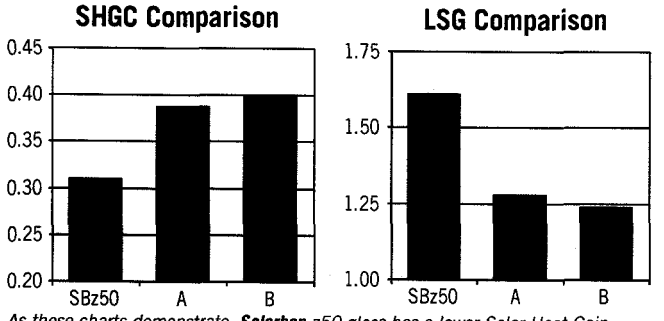
PPG IdeaScapes™
Glass • Coatings • Paint

Aesthetic Description

Solarban® z50 glass, the newest addition to the proven and trusted ***Solarban*** line of Solar Control Low-E Glasses by PPG, features a steel blue/gray appearance together with minimal exterior reflectance and high levels of visible light transmittance. ***Solarban*** z50 glass has been engineered to complement the architectural design of a building, not to overpower it.

Solarban z50 glass was developed by PPG to meet the growing demand for a neutral-gray architectural glass that manages glare control, while providing the daylighting and solar control properties required to support the principles of sustainable design. The result is a new product that complements a wide range of design scenarios while delivering a Solar Heat Gain Coefficient (SHGC) that is up to 23 percent better than competing products (see chart below). Along with its demonstrable advantages in solar control, ***Solarban*** z50 glass also maintains a low interior reflectance level of just 11%, providing interior building occupants with a clear, natural view of the outdoors.

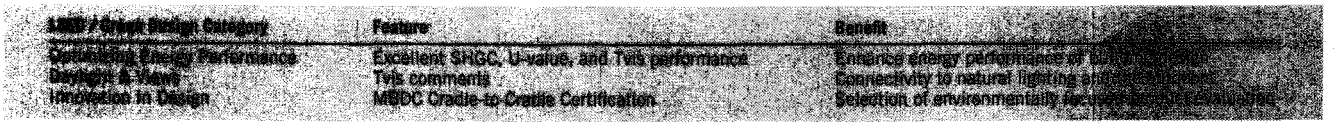
While delivering a range of superior solar control performance features, ***Solarban*** z50 glass is price-competitive with other architectural glasses offering similar aesthetics.



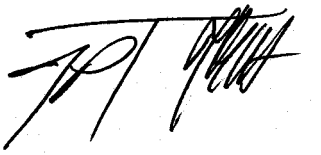
*As these charts demonstrate, **Solarban** z50 glass has a lower Solar Heat Gain Coefficient (left chart) and a higher Light to Solar Gain ratio (right chart) than leading competitive products with similar aesthetics, labeled A and B respectively.*

Sustainable Design and Architectural Glass

Sustainable design, green building, safeguarding the environment and the long-term management of energy costs are vital considerations for contemporary building designers. Like other high-performance architectural glasses from PPG, including ***Solarban*** 70XL glass, ***Solarban*** 60 glass, ***Solarban*** 80 glass and the ***Oceans of Color***® collection of spectrally selective tinted glass, ***Solarban*** z50 glass gives architects and building owners a tool to reach their design objectives. Sustainable design and LEED credit support is provided according to the following criteria:



LEED® Green Design Category	Feature	Benefit
Optimizing Energy Performance	Excellent SHGC, U-value, and Tvis performance	Enhance energy performance of building design
Daylight & Views	Tvis comments	Connectivity to natural lighting and outdoor views
Innovation in Design	MBDC Cradle-to-Cradle Certification	Selection of environmentally [illegible]



SOLARBAN z50

Solar Control Low-E Glass

Performance Characteristics

Solarban z50 glass offers an exceptional Light to Solar Gain (LSG) ratio, combining a Visible Light Transmittance (VLT) of 51% and a Solar Heat Gain Coefficient (SHGC) of 0.31 in a standard 1" insulating unit with clear glass. The resulting LSG ratio of 1.64 is 28 to 30 percent higher than the current competitive products in the same category (see chart on previous page). The excellent LSG ratio of ***Solarban*** z50 glass surpasses, by far, the minimum threshold for spectral selectivity established by the U.S. Department of Energy.* Some glasses in this category do not meet this required minimum. To provide year-round comfort ***Solarban*** z50 glass delivers an outstanding winter nighttime U-Value of 0.29.

**The U.S. Department of Energy defines spectrally selective glass as any glass with a Light to Solar Gain (LSG) ratio of 1.25 or better. LSG is a derivative of Solar Heat Gain Coefficient (SHGC) and Visible Light Transmittance (VLT).*

Fabrication

PPG Certified Fabricator Network

Manufactured with an MSVD coating, ***Solarban*** z50 glass is available exclusively through PPG's certified fabricator network and can be annealed, heat-strengthened, tempered and laminated. More than 30 PPG Certified Fabricators, PPG Certified Commercial Window Fabricators and PPG Certified Laminators are equipped to meet tight construction deadlines. They can also accelerate the delivery of replacement glass during and after construction.

Additional Resources

ecological

PPG created ***EcoLogical Building Solutions***™ a collection of glass, coatings and paint products, such as ***Solarban*** z50 glass, to help architects and building owners practice the principles of sustainable design. For more information on ***EcoLogical Building Solutions***™ from PPG, or to obtain samples of ***Solarban*** z50 glass, call 1-888-PPG-IDEA or visit www.ppgideascapes.com. All PPG architectural glass is Cradle to Cradle Certified℠

PPG IdeaScapes.™ **Integrated products, people and services to inspire your design and color vision.**

Solarban® z50 Glass Performance — Commercial Insulating Glass Unit Comparisons Using 1/4" (6mm) Glass

Insulating Vision Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites											
Glass Type	Transmittance			Reflectance		U-Value (Imperial)		European U-Value	Shading Coefficient	Solar Heat Gain Coefficient	Light to Solar Gain (LSG)
	Ultra-violet %	Visible %	Total Solar Energy %	Visible Light %	Total Solar Energy %	Winter Night-time	Summer Day-time				
Coated											
SOLARBAN Glass with z50 Solar Control Low-E											
SOLARBAN® z50 (2) Clear	14	51	26	8	23	0.29	0.27	1.55	0.36	0.31	1.64
SOLARBAN® z50 (3) *AZURIA*™	10	39	16	8	7	0.29	0.27	1.55	0.35	0.30	1.31
SOLARBAN® z50 (3) *ATLANTICA*™	4	39	15	8	7	0.29	0.27	1.55	0.34	0.30	1.28
SOLARBAN® z50 (3) *CARIBIA*®	6	39	15	8	7	0.29	0.27	1.55	0.34	0.30	1.29
SOLARBAN® z50 (3) *SOLEXIA*™	8	44	19	10	11	0.29	0.27	1.55	0.41	0.35	1.26
SOLARBAN® z50 (3) *PACIFICA*™	4	25	12	6	7	0.29	0.27	1.55	0.28	0.24	1.01
SOLARBAN® z50 (3) *SOLARBLUE*™	8	32	17	7	13	0.29	0.27	1.55	0.36	0.31	1.03
SOLARBAN® z50 (3) *SOLARGRAY*®	6	25	14	6	13	0.29	0.27	1.55	0.32	0.28	0.91
VISTACOOL Subtly Reflective, Color-Enriched Glass with *SOLARBAN* z50 Solar Control Low-E											
VISTACOOL (2) *AZURIA* + Low-E	9	30	12	20	11	0.29	0.27	1.55	0.29	0.25	1.20
VISTACOOL (2) *CARIBIA* + Low-E	5	30	12	19	11	0.29	0.27	1.55	0.29	0.25	1.20
VISTACOOL (2) *PACIFICA* + Low-E	4	19	9	11	9	0.29	0.27	1.55	0.24	0.21	0.91
VISTACOOL (2) *SOLARGRAY* + Low-E	5	20	11	11	15	0.29	0.27	1.55	0.27	0.24	0.82

All performance data calculated using LBNL Window 5.2 software except European U-Value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

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PPG Industries, Inc. Glass Business & Discovery Center 400 Guys Run Road Cheswick, PA 15024 1-888-PPG-IDEA www.ppgideascapes.com